

19 Patya Circuit, Kellyville, NSW, 2155



House For Sale

Tuesday, 6 August 2024

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Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House

Contemporary living at its finest

Occupying a prized location in a peaceful and leafy Kellyville street, this meticulously maintained residence is an enviable find for families. Commanding exteriors open to a sophisticated floorplan which features an abundance of light-filled living and entertaining space. Host guests in the formal lounge room, relax in the open family zone or transform the rumpus room into a media room. Stone benchtops and sleek cabinetry frame the gourmet kitchen which includes a butler's pantry to conceal mess, an island bench setting and modern stainless-steel cooking appliances. Glass sliders from the rear family zone open to a generous covered alfresco with a built-in barbecue, ceiling fans and heater; an ideal space for hosting dinner parties or enjoying relaxed family afternoons all year round.

An upper-level rumpus room with balcony access connect four queen sized bedrooms with integrated wardrobes. A deluxe ensuite featuring both double shower and vanity and a walk-in wardrobe add style to the master bedroom while a luxuriously appointed main bathroom with a free-standing tub serves the remaining accommodation. This family-friendly address is a stroll to buses, Bernie Mullane Sporting Complex and Kellyville High School. It's also handy to both Kellyville Village and North Kellyville Square, 8 minutes to Hills Showground metro station and 9 minutes to Rouse Hill Town Centre.

- Proud family home on a landscaped 627 sqm parcel
- Immaculate, formal lounge, open family and rumpus zone
- In-law or guest accommodation with ensuite downstairs
- Ducted a/c, high ceilings, downstairs powder room, garden shed
- Zoned for Sherwood Ridge Public School and Kellyville High School, close to William Clarke College

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.